

CITY OF MUSKEGON
MUSKEGON HOUSING BOARD OF APPEALS
MEETING MINUTES
01/04/07
5:30PM

ATTENDANCE: Randy Mackie, Jon Rolewicz, Greg Borgman, Kirk Kolberg,
Ed Simmons, Chris Carter, Nick Kroes

ABSENT:

EXCUSED:

STAFF: Mark Kincaid, Jim Hoppus, Carmen Smith, Don LaBrenz, Ken
Murar, Scott Vanderwier, Community Officer

GUESTS: Carl L. Hadix(2409 Crozier), Karen/George Gokey(1919 Terrace)

Meeting minutes: A motion was made by Randy Mackie and seconded by Jon
Rolewicz to approve the December 2006 minutes.

A roll call vote was taken:

<u>AYES:</u>	<u>NAYES:</u>	<u>EXCUSED:</u>	<u>ABSENT:</u>	<u>ABSTENTION:</u>
Greg Borgman				
Randy Mackie				
Jon Rolewicz				
Nick Kroes				
Chris Carter				
Ed Simmons				
Kirk Kolberg				

Motion carried.

DANGEREROUS BUILDING NEW CASES:

EN-060030- 2409 CROZIER – 2217 JEROME AVE., MUSKEGON, MI 49442

Carl Hadix was present to represent case.

Greg Borgman asked why final inspections had not been scheduled. Mr. Hadix said he was having financial problems and had not completed repairs. Greg Borgman asked had Mr. Hadix kept in touch with Inspections. Mr. Hadix said no. Greg Borgman stated communication is important and may not have had to come before board if he had informed Inspections of the situation. Nick Kroes asked what items were still outstanding. Mr. Hadix said he was told by Inspections to secure the building so he installed a steel door, he tore down drywall and was told he had to bring the electrical to code by the housing inspector so he's waiting for refund on taxes to complete work. Nick Kroes asked how long it would take to complete the list of discrepancies. Mr. Hadix said work could be done by end of February and he showed pictures of progress. Mark Kincaid said staff's concern is permits were issued that have now expired without inspections and new permits would be needed.

Staff Recommendation: Table case until March 2007.

Motion made by Nick Kroes and seconded by Chris Carter to accept staff recommendation.

A roll call vote was taken:

AYES:

Greg Borgman
Randy Mackie
Jon Rolewicz
Nick Kroes
Chris Carter
Ed Simmons
Kirk Kolberg

NAYES:

EXCUSED:

ABSENT:

Motion carried.

DANGEREROUS BUILDING REVIEW CASES:

EN-050109 – 1919 TERRACE – Karen Gokey, 1919 Terrace, Muskegon, MI 49442

Karen and son, George Gokey was present to represent case.

Greg Borgman restated agenda summary. George Gokey said the problem was he didn't get estimates to Community Neighborhood Services in time. He said he was looking for an electrician to give him an estimate and things got pushed aside and overlooked. Ed Simmons asked what had been done since case was before the board last. Mr. Gokey said the garage had been demolished and back part of house redone, new roof but the estimates for electrical were enormous. Chris Carter asked staff about interior inspection and asked what programs he had sought help from and what is status. Mr. Carter asked if Mr. Gokey had tried any other avenues to get help. Jon Rolewicz asked how much of the 16 items on interior inspection had been completed. Mr. Gokey said toilet leak had been taken care of, ductwork had been reconnected, drop leg on water heater completed, have done some wall repair, doors & windows operable but one cracked window that needs to be replaced and one boarded. Kirk Kolberg stated case has been going on for year in a half since August of 2005 and wanted to know if a timeline had been determined. Mr. Gokey said it depended on the electrical which estimates so far have been extremely high. Mark Kincaid stated case has been going on for a long time and the last inspection was in February 2006 just for exterior items, Inspections has not been in the interior of the home and the owners were in the program with CNS on electrical but did not give estimates for bids when it was required and now it's too late to submit. Mr. Kincaid said the only time we hear anything on case is when they are brought before board. Nick Kroes asked if the amount required for electrical would be worth putting into house and Ms. Gokey said yes. Mr. Gokey asked if they decide it's not worth cost to complete or if they decide to sell what steps should they take. Chris Carter suggested if they sell they should inform buyer of dangerous building status.

Staff Recommendation: Declare the building substandard, a public nuisance, and dangerous building with delay until April 2007 before sending to City Commission.

Motion made by Randy Mackie to accept staff recommendation to declare the building substandard, a public nuisance, and dangerous and was rescinded. New motion was made by Jon Rolewicz to accept staff recommendation with delay going to City Commission and seconded by Ed Simmons.

A roll call vote was taken:

AYES: NAYES: EXCUSED: ABSENT: ABSTENTION

Greg Borgman
Randy Mackie
Jon Rolewicz
Nick Kroes
Chris Carter
Ed Simmons
Kirk Kolberg

Motion carried.

DANGEROUS BUILDING NEW CASE:

EN-060015- 1451 Park – Marshall Redder, 3960 30th SW, Grandville, MI 49418

No one was present to represent case.

A letter was submitted to board to review from owner. Mark Kincaid said permits have not been issued for electrical.

Staff recommendation: Declare the building substandard, a public nuisance, and dangerous building.

Motion made by Jon Rolewicz to accept staff recommendation and was seconded by Nick Kroes.

A roll call vote was taken:

AYES: NAYES: EXCUSED: ABSENT: ABSTENTION

Greg Borgman
Randy Mackie
Jon Rolewicz
Nick Kroes
Chris Carter
Ed Simmons
Kirk Kolberg

Motion carried.

EN-060446 – 347 W. Southern –Roger Kamp Sr., 2429 Howden St., Muskegon, MI 49444

No one was present to represent the above case.

Mark Kincaid stated the structure is in repossession and note was received by bank that the redemption period will be up in March 2007 and requested we hold off until then. Nick Kroes asked if board were to declare would the possession of the bank negate that decision. Mark Kincaid said all proceedings are against the structure itself and it doesn't matter who owns it.

Staff Recommendation: Table case until April 2007.

Motion made by Randy Mackie and seconded by Chris Carter to accept staff recommendation. First motion was rescinded by Randy Mackie. New motion made by Nick Kroes and seconded by Ed Simmons to declare the building substandard, a public nuisance, and dangerous building.

A roll call vote was taken:

AYES: NAYES: EXCUSED: ABSENT: ABSTENTION

Greg Borgman
Randy Mackie
Jon Rolewicz
Nick Kroes
Chris Carter
Ed Simmons
Kirk Kolberg

Motion carried.

EN-060355 – 1306 Terrace St. – Marshall Redder, 3960 30th St SW, Grandville, MI 49418

No one present to represent case.

A letter was received from owner and given to board to review.

Staff Recommendation: Declare the building substandard, a public nuisance, and dangerous building.

A roll call vote was taken:

AYES: NAYES: EXCUSED: ABSENT: ABSTENTION

Greg Borgman
Randy Mackie
Jon Rolewicz
Nick Kroes
Chris Carter
Ed Simmons
Kirk Kolberg

Motion carried.

OLD BUSINESS:

Nick Kroes asked about structure at Fork & Apple that has a window broken on side of building.

NEW BUSINESS:

Greg Borgman asked about the status on 487 E. Clay. Mark Kincaid said case is to come before City Commission in February 2007.

ADJOURNMENT: 6:20 PM

CITY OF MUSKEGON

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF
THE CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES.

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, upon twenty-four hours notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following.

Linda Potter, Acting City Clerk
933 Terrace Street
Muskegon, MI 49443
(231) 724-6705 or TDD (231) 724-6773